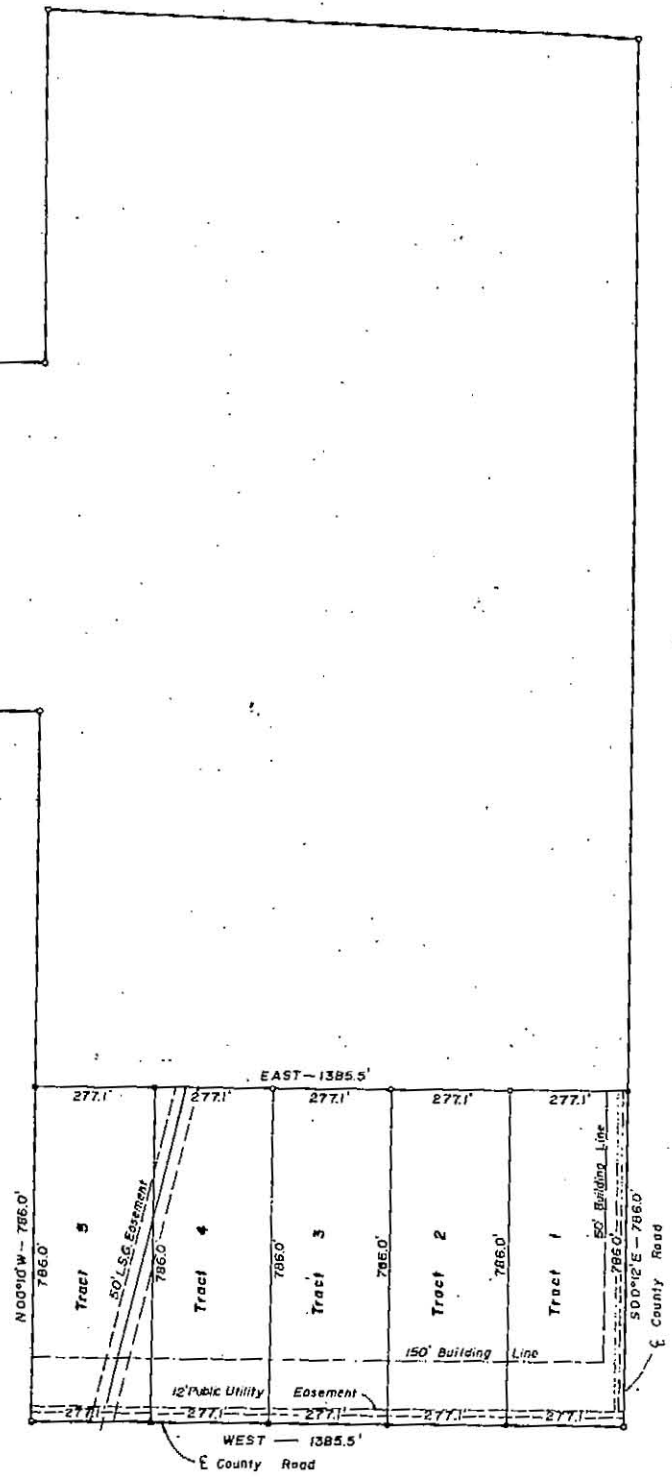


54



North

FILED  
 28 day of Feb 1967  
 @ 3:10 P.M.  
 Elmer A. Payne, Clerk of County  
 Court, Rockwall County, Texas  
 by *Virginia Campbell* deputy

FIRST INSTALLMENT  
**MUSTANG ACRES SUBDIVISION**

ROCKWALL COUNTY, TEXAS  
 J.E. SHERWOOD SURVEY ABSTRACT NO. 196

OWNER  
 RILEY J. ROBBINS

DAVIS & ASSOCIATES CONSULTING ENGINEERS  
 DALLAS TEXAS

SCALE 1" = 200'

JULY, 1966

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Whereas Riley J. Robbins is the owner of a 116.7 acre tract of land more or less situated in Rockwall County, Texas, and being parts of the J.M. Gass Survey, Abstract No. 44, with 12.5 acres more or less, and following tract being part of the J.E. Sherwood Survey, Abstract No. 196. Said 116.7 acre tract, more or less, conveyed to said owner by Earl Meridith by deed dated May 7, 1959 and recorded in Vol. 59, at Page 443, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at iron pin at the Southeast corner of the J.M. Gass Survey, Abstract No. 44 and also being in the center of a county road;  
 THENCE: N00°10'W a distance of 786.0 feet to an iron pin for a corner;  
 THENCE: EAST a distance of 1385.5 feet to a point for corner in the center of a county road;  
 THENCE: S00°12'W with said county road a distance of 786.0 feet to a point for corner;  
 THENCE: WEST a distance of 1385.5 feet to the place of beginning and containing 25.00 acres of land, more or less, and this tract being part of said 116.7 acre tract.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Riley J. Robbins, owner of the above described property, do hereby adopt this designating said property as MUSTANG ACRE SUBDIVISION, First Installment, Rockwall County, Texas and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or any part of their respective systems without the necessity of, at any time, procuring the permission of anyone.

Witness my hand at Rockwall, Texas this 9-26 day of September, 1966

*Riley J. Robbins*  
 Riley J. Robbins

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for said county and State, on this day personally appeared Riley J. Robbins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed

Given under my hand and seal of office, this 26<sup>th</sup> day of September AD 1966.

*Harold L. Evans*  
 Notary Public in and for Rockwall County, Texas  
 Commission expires 6-1-67

ENGINEERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown were placed under my personal supervision.

*Harold L. Evans*  
 Harold L. Evans Registered Professional Engineer



STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said county and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 16<sup>th</sup> day of September, A.D., 1966.

*Shirley Ann Swanson*  
 Notary Public in and for Dallas County, Texas  
 Commission expires 6-1-67